

CURRITUCK COUNTY

North Carolina

Our County is possessed of many natural assets such as vast forest reserves, good agricultural areas, and an extraordinary amount of areas of recreation and resort potential. The County has experienced very little growth over the past half century and very little effort has been devoted to the care and conservation of the positive aspects of our County's assets.

Today, however, many things seem to indicate that the County will experience relatively rapid growth in the future.

1. The number of recorded building lots sold from 1950 to 1967 was approximately 800. Since 1968 subdivisions submitted/filed with the Planning Board list approximately 7000 lots for sale; and sales are brisk.
2. The Norfolk-Portsmouth-Chesapeake areas continue to grow. Much of the population increase noted in the 1970 census is composed of persons residing in Currituck and working in Virginia.
3. Northern Currituck County will certainly continue to be a bedroom community for many families with one or more members employed in Virginia.
4. Second home, mobile homes, campground areas, and retirement home developments are appearing in Currituck County. This trend will continue.
5. The Dare beaches will certainly continue to expand as a National Recreation Area. The lower portion of Currituck County, especially, will benefit from this growth. Service businesses and lodgings for tourists will continue to increase.
6. The Currituck Outer Banks are one of the very finest undeveloped beaches on the East Coast. A road to this area will surely be extended privately if not by County or State government. There has long been pressure for a Coast Road from Dare County to Virginia Beach. This could lead to the Outer Banks of Currituck becoming a giant throughway recreation strip. A better alternative would be to encourage the provision of large areas of open space accessible to the general public by encouraging the dedication of private land, and by encouraging more dense development in district residential/commercial nodes or development districts. The more concentrated developments will discourage the reliance on individual septic tanks and water systems and encourage the installation of adequate systems for sewer, water and roads. A coastal highway would leave mainland Currituck in a developmental vacuum.



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CURRITUCK COUNTY (CONT.)

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7. Fresh water fishing in Currituck Sound is mentioned in many National publications. Bass fishing or duck hunting are particularly good, but many other fish and wildlife abound in the undeveloped marshes and lowlands in the County. This facet of recreation is another valuable County resource that is only beginning to be tapped.
8. As future development occurs along the preceeding lines, growth will take place in the service/commercial componet of the County's economy. New residents and tourists need a complete range of services such as food stores, gasoline stations, laundromats, bookshops, real estate, and legal assistance, homes, governmental services and utilities.
9. The County presently has very few large employers. If the Barco-Maple Airport is acquired by the County, it would be an attractive location to transportation sensitive industries serving the South and Mid-Atlantic States. The County is presently seeking to acquire the site from the State of North Carolina. As the County grows, its available manpower will tend to increase. Perhaps many people that presently commute to Virginia could find employment locally.

The full realization of the County's developmental potential may not be realized in 50 years; but very real progress could take place in less than 10; and there is reason to believe that the beginning is at hand.

The basic concern of the people of our County should be to learn from the mistakes of other similar areas throughout the State and Nation.

Examples are close at hand. Dare County has grown at a tremendous rate over the past 40 years. Sewerage and water systems have proven necessary and are being built or have been built. Currituck will need them too; therefore, provisions for these facilities should be incorporated in the design of new growth areas in Currituck. Another example is the U.S. 158 bypass. The new bypass was necessary because the original road was not a limited access highway. The bypass is not limited access either and at times it is congested. Currituck County should take the steps necessary to insure that this situation is not repeated.

We should at the beginning of this inevitable growth process attempt to insure that the benefits of growth are maximized and that its many pains and problems are held to a minimum. Let us attempt to enact land use controls to guide development to locations that will preserve as much as possible the beauty and worth of Currituck's land and waters.

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